

13020 Pacific Promenade #1
Playa Vista, CA 90094

BUSINESS OPPORTUNITY: GULP RESTAURANT



JOHN MOUDAKIS
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COM

PROPERTY CHARACTERISTICS

SIZE: Approximately 2,666 square feet plus patios

RATE: \$10,817 per month, NNN (estimated to be \$6,558 per month)

LEASE TERMS: Approximately 3 years left on lease term with 3% annual increases.

ASKING PRICE: \$229,000 which includes Type 47 liquor license, all furniture, fixtures and equipment

AVAILABLE: Immediately

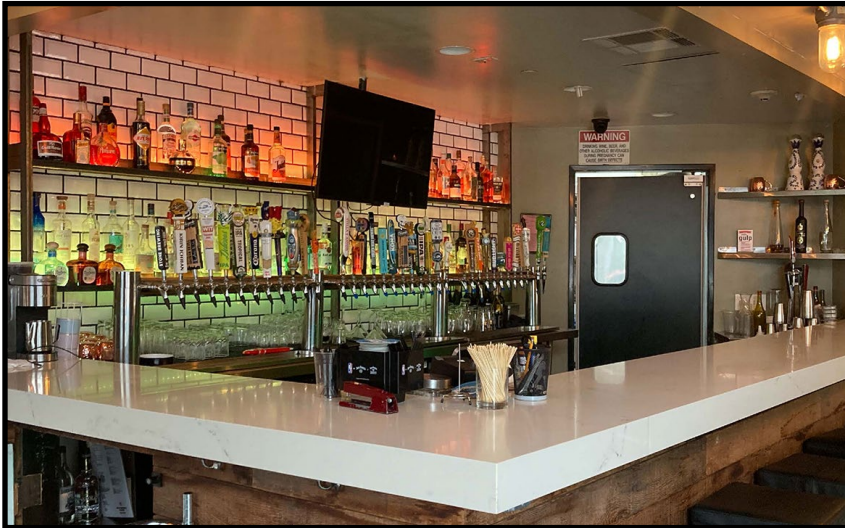
PARKING: Off-site structure and street parking

- **AAA location in Playa Vista**
- **Pride of ownership restaurant business**
- **Inside and outside patios**
- **Includes a fully equipped kitchen**



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PHOTOS - INTERIOR



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PHOTOS - KITCHEN



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	1 Mile	3 Miles	5 Miles
2024 Population	27,582	198,266	504,967
2029 Projected Population	28,896	193,354	492,970
2024-2029 Population Growth	-2.48%	-2.48%	-2.38%
2024 Average Age	38	41	40
2024 Bachelor's Degree or higher	59%	49%	37%
2024 Households Estimate	12,395	91,559	218,630
2024 Average Household Size	2.10	2.10	2.20
2024 Average Household Income	\$167,72	\$146,605	\$128,825
2024 Housing Units	13,801	102,597	245,115
2024 Median Home Value	\$1,101,308	\$1,088,812	\$1,064,638

DEMOGRAPHICS



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PLAYA VISTA NEIGHBORHOOD



The Campus at Playa Vista



The Resort at Playa Vista



The Centerpointe Club



Runway Playa Vista



Bluff Creek Fields



Playa Vista Daily with Beach Shuttles



Farmers' Market

Playa Vista Living - Playa Vista is a destination in its own right. This is where a tech hub, open space, recreation, entertainment, shopping, dining and new home collections all come together to reinvent the way you live. Everything is just a walk away. Playa Vista has become a choice address for businesses, technology, media and entertainment and, along with Santa Monica and Venice, has become known as Silicon Beach. With parks and open spaces in every direction, Playa Vista lets you find the perfect place to unwind, come together and take it all in. You'll discover acres of inviting parks that make room for adventure and expand far beyond any yard.



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